

**THE CITY OF WARWICK**  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

**CHAPTER 10**  
**BUSINESSES**

**ARTICLE V**  
**FORECLOSURE OF OWNER-OCCUPIED HOMES**

No.....0-10-5..... Date.....

Approved.....**veto overridden on 4/26/2010**.....Mayor  
vetoed by the Mayor 4/15/2010

*Be it ordained by the City of Warwick:*

Section I. Chapter 10 of the Code of Ordinances of the City of Warwick is hereby amended to add the following Article V:

**Sec. 10-36. Definitions.**

The City shall mean the City of Warwick.

Residential premises/property shall mean real property that is owner-occupied as an owner's principal residence, located within the City of Warwick, that is either a single-family dwelling or a structure containing not more than four residential units, and shall also include a residential condominium unit or a residential co-op unit occupied by an owner as an owner's principal residence. Property deemed abandoned or under order for demolition as a result of fire or other calamity by the City's Minimum Housing Division is not considered owner-occupied for the purpose of this ordinance.

Loan/mortgage conciliation conference coordinator shall mean an individual employed by a HUD-approved independent counseling agency to facilitate the discussion between the homeowner/mortgagor and the lender/mortgagee.

Loan/mortgage conciliation conference shall mean the formal discussion and negotiation taking place at the call of the loan/mortgage conciliation conference coordinator between the homeowner/mortgagor and the lender/mortgagee.

Homeowner shall mean an individual who owns and resides in residential real property located in the City of Warwick, and for whom such residential real property is a principal residence.

Lender shall mean an entity which has advanced funds secured by a mortgage on residential premises, and recorded in the Land Evidence Records of the City.

The Parties shall mean the homeowner/mortgagor and the lender/mortgagee.

Rules and regulations shall mean any rules adopted by the City necessary for the proper enforcement of this Ordinance to interpret and secure its intent.

**Sec. 10-37. Statement of Policy.**

It is hereby declared that residential mortgage foreclosure actions, caused in part by so-called sub-prime mortgage lending and predatory lending practices, as well as rising interest rates, unemployment and underemployment, have negatively impacted a substantial number of homeowners in the City, creating a foreclosure crisis which endangers the economic stability of the City and the health and safety of its citizens, as the increasing numbers of foreclosures lead to increases in unoccupied and unattended buildings in the City and give impetus to the continuation.